

AGENDA
Greens Prairie Reserve Community Assoc
Board of Directors Meeting
Thursday, February 8, 2024
Via Email

Email send February 8, 2024 @ 2:00PM

James Franks, Chris Rhodes, Travis Carr, Mark Wittneben, Allison Polka, Jacob Carmical, Chris Beasley.

Review/acceptance of minutes

Secretary, Mark

Minutes from November 9, 2023, were approved via email and have been posted on the website

Treasurer's report

Treasurer/President, James

Review of Financial Reports

4th Quarter Comparison Report review questions

James motion to approve, Chris seconded the motion via email February 14, 2024

Management report

Neighborhood Partners, Sandie

- A/R Balance \$ 41,796 incl finance charges
- Billed \$175,950 76% has paid annual dues
- Resident Property Status 207 lots sold
 - Builders – 102
 - Owners – 105
 - Rental – 1 4832 White Ash Murphy Homes

Title Certificates we have on file:

- Pending lot sale – 3 Reece-Terrapin and Foxglove
- Pending house sale (from builder to owner) – 4

Development report

Lots Sales – Allison

Closing this quarter

Pending lot sales – 4, 3 will close in February and 1 in March

39 classic lots, this may change due to re-zoning. We are estimating 12 of the ½ acre lots will be ready for sale in April/May

Common area development – Chris R

We are nearing completion of Phases 401B (12 Legacy Lots) and Phase 402 (31 Classic Lots and 12 of our new 50' Garden/Cottage Lots). Mark is working with vendors on a temporary dock and benches/tables near the main pond which has recently been opened to residents on a temp basis. Upcoming engineering work is focusing on Phases 601/602 which will be a mix of our new 50' and Classic 80' lots for early 2025 lot delivery.

Builder Inspection - Chris B, Mark and Jacob

Issues – construction street debris

We are continuing to monitor builder activity and report accordingly. Builders on Legendary Drive have been notified of the debris and will continue to be monitored.

The Grove

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Finished Business

Unfinished Business

Lantana Lights – update from Mark (*will talk to TexCon reflector or photocell with BTU*)

New Business

Junction Landscape – Phase 103 & 104 Maintenance additional \$5,198.05/month (*see attached*)

Budgeted in 2024 was the \$5,378 Phase 102 & Parkland + \$5,197 Phase 106 Lantana and Storyteller

We went from \$10,576 in January to \$17,025 in February billing. Since our office does receive the contracts, we want to be sure that we are being billed correctly. This will put us \$62,376 over budget.

Meeting Documents:

Emailed –

Agenda

Approved Minutes 11/9/23

4th Quarter Comparison Report

Profit & Loss

Balance Sheet

Junction Landscape Phase 106